

FLATS AND APARTMENTS TO LET—UNFURNISHED.

Above 14th St., West Side.

SEPARATE DEPARTMENTS.

Managers of Estates.
Appraisers.
Private Houses.
Investments.
Hotels for Sale and Rent.
Insurance.
Bonds and Mortgages.
Alterations and Repairs.

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SLAWSON & HOBBS

West Side Apartments.

TO RENT FROM OCTOBER 1.

The following are the modern type of high class Apartment Houses and are well conducted.

- \$1,000 TO \$2,000 ALSO \$4,500 THE BARNARD, corner 71st st. and Central Park West. 6, 7, 8, 9 ROOMS AND BATHS. Fireproof. EL. Light included.
- \$1,600 AND \$1,800 THE VERSAILLES, 250 West 91st st. Corner house. 8 AND 9 ROOMS AND BATH. Elevator, telephone, &c.
- \$1,200 TO \$1,800 THE NEW WINDSOR, 294 Central Park West, near 80th st. 8 AND 9 ROOMS AND BATH. Very desirable. Elevator.
- \$900 TO \$1,200 THE REXMERE, 330 West 85th st., near West End av. 7 AND 8 ROOMS AND BATH. Elevator, telephone, &c.
- \$1,200 849 WEST 83TH ST., near Riverside Drive. 8 ROOMS AND BATH. Exceptional neighborhood.
- \$1,200 THE BEN HUR, 2,643 Broadway, near 100th st. ONE APARTMENT. All light rooms.
- \$1,500 WYOMING, 186 West 55th st. 8 ROOMS AND BATH. Corner Apartment. All large, light rooms.
- \$900 TO \$1,300 THE MEISSONIER, 204 West 55th st., near Broadway. 5, 6 AND 7 ROOMS AND BATH. Elevator, telephone, &c.
- \$800 TO \$1,100 PALAIS ROYAL, 1,864 7th av., corner 113th st. 6 AND 7 ROOMS AND BATH. Corner Apartment. Elevator, &c.
- \$860 TO \$900 THE ORCHID, 170 West 78th st. Private house location. 7 ROOMS AND BATH. Corner Apartments.
- \$860 TO \$720 THE FRONTENAC, 308 West 97th st., near Riverside. 5 ROOMS AND BATH. Large entrance. Elevator, &c.
- \$600 111 WEST 84TH ST. House 40 feet wide. 7 VERY LARGE ROOMS AND BATH. All light.
- \$480 TO \$660 THE MILFORD, 211 West 101st st., near Broadway. 5 ROOMS AND BATH. Handsome entrance. Elevator, &c.

OUR MOTTO:—Rent only to responsible and refined families and exact satisfactory references.

Telephone, 1,190—Columbus. Private Exchange to all Dep'ts.

We require satisfactory references as to the responsibility and desirability of all tenants.

- \$1,200 AND \$1,600 THE PAMLICO, 37 Central Park West, near 69th st. 7 AND 8 ROOMS AND BATH. Fireproof. Elevator, &c.
- \$1,100 AND \$1,300 THE CATHERINE, 1 West 69th st., corner Central Park West. 6 AND 7 ROOMS AND BATH. Fireproof. EL. Light included.
- \$1,200 TO \$1,400 THE AVONMORE, 2,181 Broadway, near 74th st. 7 ROOMS AND BATH. Handsome entrance.
- \$1,100 TO \$1,400 BUCKINGHAM COURT, 312 West 69th st. 8 ROOMS AND 2 BATHS. Handsome entrance. Elevator, &c.
- \$1,100 AND \$1,400 THE KATAHDIN, 567 West 113th st. 7 AND 8 ROOMS AND BATH. Corner Apartments. Elev., Tel., &c.
- \$720 TO \$1,200 THE ST. GERMAINE, 200 West 86th st. 5, 6 AND 7 ROOMS AND BATH. Handsome entrance.
- \$840 TO \$900 228 CENTRAL PARK WEST, near 82d st. 7 ROOMS AND BATH. Elev., &c. Exceptional value for rent asked.
- \$340 TO \$900 312 AND 320 MANHATTAN AV., corner 112th and 113th sts. 6 AND 7 ROOMS AND BATH. Elevator, &c. No dark rooms.
- \$800 TO \$780 THE ORLANDO, 311 West 94th st., near West End av. 5 AND 6 ROOMS AND BATH. Elevator, telephone, &c.
- \$540 AND \$660 THE CURTISS, 176 West 87th st. Corner house. 7 ROOMS AND BATH. Handsome entrance. Private house st.
- \$480 AND \$660 102 WEST 83TH ST. Splendid location. 7 ROOMS AND BATH. Hall service, &c.
- \$660 SARANAC, 180 WEST 74TH ST. ONE APARTMENT, 7 ROOMS AND BATH.
- \$480 TO \$540 207 WEST 87TH ST., near Broadway. 7 ROOMS AND BATH. Very desirable.
- \$660 600 WEST 114TH ST., corner Broadway. 7 ROOMS AND BATH. All very light. One Apartment to rent.

We publish a pamphlet semi-monthly, giving a detailed description of apartments to rent.

SLAWSON & HOBBS,

SPECIALISTS IN ALL BRANCHES.

Each department is completely systematized and conducted under separate management.
BANKS', TRUST COMPANIES' AND INDIVIDUAL REFERENCES.
A most complete card system for detailed records of all city property is used to substantiate appraisals.

Houses in our charge have been fully occupied this year, which speaks well for their desirability.

- \$2,850 TO \$2,450 THE LIVINGSTON, corner 86th st. and Central Park West. 9 ROOMS AND 2 BATHS. Fireproof. Electric light included.
- \$1,000 AND \$1,300 THE ROSARY, 306 West 90th st., near West End av. 9 LARGE, LIGHT ROOMS AND 2 BATHS. Elevator, &c.
- \$900 TO \$1,800 THE VICTORIA, corner of 97th st. and Riverside Drive. 5, 6 AND 7 ROOMS AND BATH. Fireproof building.
- \$900 206 WEST 86TH ST., near Broadway. 7 ROOMS AND BATH. Elevator, telephone, &c.
- \$720 TO \$1,100 THE LOLITA, 2 West 83d st., corner Central Park West. 7 ROOMS AND BATH. Cor. Apartments. Elevator, &c.
- \$840 TO \$1,400 1,843, 1,851, 1,853 7TH AV., near 112th st. 6, 7, 8 & 9 ROOMS & BATH. These are very low rents. Elev., &c.
- \$660 TO \$900 187 TO 173 WEST 81ST ST., near "L" station. 7 ROOMS AND BATH. Large and light rooms.
- \$900 THE KENDRICK, 2,788 Broadway, near 106th st. 7 ROOMS AND BATH. Sunlight in every room.
- \$690 THE ST. ELMO, 170 West 85th st. Private house street. 7 ROOMS AND BATH. All light. Corner Apartment.
- \$780 11 WEST 84TH ST. Private house street. 7 ROOMS AND BATH. Second floor. Very choice.
- \$480 3 WEST 108TH ST., near Central Park West. 4 ROOMS AND BATH. Handsome entrance. Elev., &c.
- \$480 TO \$600 11½ WEST 84TH ST., near Central Park West. 7 ROOMS AND BATH. Desirable location.
- \$480 221 WEST 106TH ST., near Broadway. 7 AND 8 ROOMS AND BATH. Excellent condition.
- \$660 137 WEST 90TH ST. 6 ROOMS AND BATH. All improvements.

Let us know your requirements in our line and we will save your time, strength and money.

284 Columbus av., near 73d st.

FORRES.

251 WEST 81ST ST.
Convenient to 81st st. "L" Station.
7, 8 AND 9 LARGE ROOMS;
corner and southern exposure.
RENTS, \$1,080 TO \$1,200.

THE LARCHMONT.

448 Central Park West.
A new, high class apartment house, beautifully located; even all light rooms and bath.
RENTS, \$840 TO \$1,100.

THE GREENWICH.

416 CENTRAL PARK WEST.
The cheapest 8 room and bath high class Apartment on Central Park West; very modern improvement; all rooms light and airy.
RENTS \$960.

THE ROSEMARY.

4 AND 6 WEST 93D ST.
Overlooking Central Park.
Elevator and all improvements;
8 large rooms and bath;
\$1,080 AND \$1,140.

RUDOLPH APARTMENTS.

CENTRAL PARK WEST,
NO. 825.
The very latest and cheapest for the money of any high class Apartments; overlooking Central Park West.
6 & 7 rooms, \$800 TO \$1,100;
NEW BUILDING.

JESSE C. BENNETT & CO.

3248 RIVER, 228 COLUMBUS AV.
Write or send for Catalogue.

THE LOWELL.

120th to 121st st.
ADJOINING
Columbia Campus.
Rentals
\$800 TO \$1,200.
Larkin, Donovan & Co.,
1,221 AMSTERDAM (on premises).

Emerson.

Amsterdam av.,
120th to 121st st.
ADJOINING
Columbia Campus.
Rentals
\$800 TO \$1,200.
Larkin, Donovan & Co.,
1,221 AMSTERDAM (on premises).

THE WASHINGTON.

CORNER 7TH AV. BOULEVARD AND 122D ST.
The rooms are all light and one-third larger than of most modern apartments; newly decorated.
Apartment for September and October rental can be had now.
Fourth floor corner, 12 outside windows, nine rooms and bath, extra large \$1,000.
Sixth floor, six rooms and bath, \$800.
LONG DISTANCE TELEPHONE IN EACH APT.
ELEVATOR RENS ALL DAY AND NIGHT.
Furnishings, new plumbing, steam laundry.
LIVERED ATTENDANTS.
Best service, spacious surroundings.
Call or address Manager on the premises.

"Constance,"

60 St. Nicholas av., cor. 113th st.
Rent from \$38 to \$50 per month.
Sunny exposure.
Modern equipped, furnished, family apartment house; six light rooms, marble bathrooms; steam heat, hot water supply; telephone, hall boy; elevator service all night. Apply on premises, or J. F. MARKHAM, 60 Liberty st.

THE WICKLIFFE.

226 West 78th st.—Eight rooms, all first class.

PORTER & CO.

HIGH CLASS APARTMENTS.
Elizabeth,
S. W. cor. Broadway and 105th st.
Apartments of seven and eight large, light rooms and bath; parlor dining room and library on suite, parquet floors; every modern convenience; telephone; elevators in every apt.; spacious and attractive entrance.
RENTS \$850 TO \$1,020.
Subway in this vicinity completed; station one block; "L" station 104th st.

Columbia Court.

Riverside and 115th st.,
overlooking River, Drive and Park.
New; seven stories, modern construction, and every improvement and convenience;
seven and eight extra large, all light rooms; extra bathroom in each apartment;
parquet floors; decorations to suit.
Long distance telephone in each apartment;
separate hall service; all light elevator.
Descriptive book, with floor plan, on application.
RENTS, \$1,300 and upward.

The Stratford.

N. W. cor. Lenox av. and 115th st.
New elevator Apartment House, 5, 6 and 7 rooms and bath; every room light and all modern conveniences; telephone; elevators in every apt.; light elevator service; rents \$540 to \$780.
Descriptive booklets on application.

The Olga.

42 and 44 West 120th st.
New seven story building, opposite and overlooking Mount Morris Park and Avenue Eight extra large, all light rooms and bath; electric light; all light elevator service; telephone; handwood trim; modern in every detail; rents \$1,000 to \$1,100.

The Henri.

248 West 128th st.
Apartments of 5 and 6 rooms and bath; all light; thoroughly modern in every detail; elevator, electric light; telephone, mail chute; spacious and attractive entrance;
rents \$600.

381 Central Park West.

near 98th st.
Overlooking Central Park; 5 and 6 rooms and bath; every modern improvement; all light elevator service; telephone; parquet floors, &c.; \$840 to \$780.

416 WEST 118TH ST.

Very attractive large, light rooms and bath; elevator, electric light, telephone, &c.; \$840 and \$900.

360 WEST 81ST ST.

Seven large rooms and bath, third floor, \$40.

7 WEST 103D ST.

adjoining Central Park.
Six rooms and bath, all improvements, \$50, \$32.

PORTER & CO.,

159 West 125th st.;
Broadway, at 104th st.
Telephone connections.

EDGAR M. HOUPPE,

241 West 116th st. Tel. 74 MorningSide.
Modern Elevator Apartments.
CABONACK,
St. Nicholas av., c. c. cor. 120th st.
RENTS \$40 TO \$80.
Every improvement.
St. Nicholas av., c. c. cor. 119th st.
Excellent location; large rooms;
RENTS \$25 TO \$35.
Very convenient.
371-373 WEST 116TH ST.
Most desirable and accessible location.
7 and 8 beautiful rooms.
RENTS \$45 TO \$55.
Modern in every particular.

CYNTHIUS,

BROADWAY, northeast corner 123th st.
New elevator Apartment of six and eight large, light rooms, having all modern improvements; telephone in each apartment; all night service; rents, \$30 to \$50. Owner on premises.

Charles E. Schuyler & Co.

Schuyler square, Broadway, cor. 107th st.
The Westbourne,
(330 West End av. between 106th and 107th st.—Beaut. fully finished, large, light and well ventilated Apartments, containing every modern improvement, all light elevator and electric hall service.
RENTS \$600 TO \$1,000 ANNUALLY.

Van Koven.

2,790 Broadway, corner 109th st. V. E. R. T. attractive A P A T M E N T equipped with every modern improvement, including all light elevator and hall service; parquet floors, &c.; every room light.
RENTS \$780 TO \$900 ANNUALLY.

The Raleigh.

814, 816 West End av. cor. 98th st. A P A T M E N T locally, every modern improvement, elevator, telephone.
RENT \$900 ANNUALLY.

205-211 West 107th St.

Beautiful Apartments; large, light, airy rooms; every modern improvement; all light elevator and hall service; rents \$50 TO \$55 MONTHLY.

2,728 Broadway.

SUITS OF 7 ROOMS AND BATH. RENTS \$40 MONTHLY.

"THE EVELYN."

NO. 101 WEST 78TH ST. (N. W. COR. 78TH ST. AND COLUMBUS AV.)
Fireproof; elevator; housekeeping and non-housekeeping Apartments; steam heat; hot water, open plumbing; hall service; restaurant now being remodelled and enlarged; room attendance in non-housekeeping apartments; electric light free; telephone in every apartment; rents \$300 to \$1,800.

THE ALIMAR.

325 WEST END AV., COR. 105TH ST.
commanding a superb view of the Hudson River and the Palisades. The apartments have every modern improvement, also extra servants' bath; located at Broadway, elevator service all night; 11 rooms and bath; rent \$1,800 to \$2,500.

THE KENSINGTON.

226 WEST 113TH ST.
A very choice apartment house, conveniently and desirably located; has all latest improvements; elevator and hall service; steam heat; electric light; telephone connections; six and seven rooms and bath; rents moderate, and all modern improvements; no location on west side more central and accessible to all lines of transfer to every part of city. Inquire on premises, or 51 Liberty st., room 43.

NEW, HIGH CLASS APARTMENTS.

THE LYRIC,
332 TO 336 WEST 46TH ST.
LARGE, LIGHT ROOMS AND BATH, containing every modern device, immediate possession. Inspection day or night.
RENTS \$540 TO \$900.
Telephone, 1,080—334 to Superintendent on premises, or apply to
WILLIAM J. ROOME, 11 West 34th st.

ST. JAMES.

Seven corner light rooms and bathroom, overlooking Central Park; decorations in Colonial and Turkish effects; telephone for each tenant; electric and gas light; steam heat; uniformed hall boys; courteous superintendent; gallery of 100 art pictures in main hall; arcade and attractive porch from 332 1/2 to 330, according to floor. No 330 Central Park West, or LOUIS RODNEY BERG, 35 Nassau st.

THE VICTORIA.

S. E. COR. LENOX AV. AND 118TH ST.
New up to date elevator Apartment House, 4, 5, 6 and 7 rooms, every apt. large, light, airy, marble bathrooms; telephone in each apartment; all night service; rents, \$30 to \$50. Owner on premises.

BROOKE & GEORGER

41 West 33d St.,
offer the following Apartments to rent:—
BLENHEIM & BILTMORE
Nos. 60-62 West 58th st.
Eight rooms and two baths; steam heat, hot water; elevator and hall service; private telephone, &c.
RENT \$1,300-\$1,800.

CARROLLTON.

981 Madison av., corner of 76th st.
Seven rooms and two baths; steam heat, steam heat, hot water; elevator and hall service; telephone, &c.
RENT \$1,200-\$1,700.

SANTA ANITA.

122 East 34th st.
Eight rooms and bath; steam heat, hot water; telephone, elevator and hall service, &c.
RENT \$1,100 TO \$1,300.

39 & 43 EAST 27TH.

ABSOLUTELY FIREPROOF
HIGH CLASS APARTMENTS
of eight and nine rooms and bath and extra servants' room; steam heat, hot water supply; elevator, telephone, &c.
RENTS \$1,100 TO \$1,500.

WITHINGTON.

Bachelor Apartments,
650 Madison av., corner 60th st.
Two rooms and bath; steam heat, hot water supply; electric light, telephone, elevator and hall service, &c.; each served, &c.; rents \$45 to \$70. Apply to janitors, on the premises, or

BROOKE & GEORGER

Agents,
41 WEST 33D ST.

The Powellton.

N. E. cor. B'way & 97th st.
A new building with the finest modern improvements.
An Ideal Apartment,
10 Large Rooms and 2 Baths.
First Class Service.
Every Known Convenience.
Two elevators.
Illustrated booklet, with floor plans, on application to superintendent. Tel. 3,024-Riv.

THE OMAHA

Northeast corner of Columbus av. and 65th st.; elegant sunny Apartment of eight large rooms and bath; finished in mahogany and oak throughout; every apartment faces the south; no air or light shafts; elevator all night; steam heat, hot water and other improvements; no location on west side more central and accessible to all lines of transfer to every part of city. Inquire on premises, or 51 Liberty st., room 43.

THE BROADWAY.

Southwest Corner of 40th St.
Attractive two and three-room Apartments, with bath; attendance.
Restaurant on premises.
GEO. R. READ & CO.,
1 MADISON AV. (0.825) 60 LIBERTY ST.

THE AMIDON.

N. W. CORNER BROADWAY AND 93D ST.
Perfectly appointed Apartments, seven spacious rooms and bath; one six room duplex Apartment; electric light, elevator all night. Apply to superintendent on premises.

A.—315 West 94th St.

Elite Suites of 3, 4 and 8 Rooms and Bath. Inquire of superintendent, on premises.

SANS SOUCI.

31 to 33 West 124th st.; beautifully located, facing Mount Morris Park; elevator apartment, eight large, light rooms; electric light; every improvement; telephone service; hall boy; family, or ARTUR E. WOOD, 215 West 123d st.

Richtmyer & Irving.

2,649 Broadway, bet. 100th and 101st sts., offer the following Select Apartments:—
El Casco Court,
200 West 103d st. (Amsterdam and Broadway). Suites of 3, 4, 5 and 6 rooms and bath; all modern improvements; elevator, &c.
RENT \$35 TO \$55 monthly.

216 West 102d St.

Corner Broadway.
Suites of 7 and 8 exceptionally large, light rooms and bath; every convenience; desirable location; elevator.
RENT \$900 yearly.

The Britany.

241 West 102d st.
Eight rooms and bath; all modern improvements; mahogany and bird's-eye maple trim; parquet flooring.
RENT \$1,000 yearly.

108 West 103d St.

7 large rooms and bath; convenient location; well kept house.
RENT \$900 yearly.

The St. John.

311 West 112th st.
Suites of 3 and 6 rooms and bath; very desirable location; near Columbia College.
RENT \$504 TO \$720 yearly.

The Frontenac.

70-78 West 112th st.
5 and 6 rooms and bath; all modern improvements; including all light elevator service.
RENT \$40 TO \$50 monthly.

203 West 106th St.

7 rooms and bath; private hall and every modern convenience.
RENT \$50 monthly.

56 West 105th St.

7 rooms and bath; private hall and every modern convenience.
RENT \$35 monthly.

12 West 44th St.

The Mansfield.
New 12 story fireproof modern Apartments exclusively for BACHELORS.
Embodying every modern convenience conducive to comfort, including refrigerators and long distance telephone in each apartment. SQUASH COURT. All Studio Apartments. CAFE, WITH FIRST CLASS CUISINE. E. S. WILLARD & CO., 44 PINE ST. TEL. 3,246-JOHN.

MATHILDA AND

EMPIRE COURTS
310 and 315 West 95th st.
NEW, STRICTLY FIREPROOF APARTMENT HOUSES.
2, 3, 6, 7 & 8 All Modern Rooms. Improvements. \$40, 45, 63, 70, 75, 77.50, 80.

WARWICK ARMS.

Seven and eight rooms and two bathrooms, overlooking Central Park and Hudson River; the most attractively planned in the city; all light electric and gas light; large rooms; telephone for each tenant; special elevator for goods and servants; whose quarters are totally separate, though in same apartment; unusually abundant closet room; one minute from "L" station; two Apartments to let from October 1. \$1,500 and \$1,600. Superintendent, 101 West 80th st., or LOUIS RODNEY BERG, 35 Nassau st.

THE MONTANA.

corner 124th st. and Mount Morris Park West, between 34th and Lenox av.
STRICTLY FIREPROOF AND FIRST CLASS. STREAM HEAT, ELEVATOR, FILTERED WATER, SANITARY PLUMBING. APARTMENTS, 7 ROOMS. All direct light; no shadows; ample closets. Rents from \$900 TO \$1,100.

A.—THE HARRIET.

1 WEST 117TH ST.
one minute from 125th st.
IDEAL APARTMENTS. SUITES of six rooms ALL LIGHT. FINE location; elevator and all improvements.
RENTS \$340 TO \$780.

ATTRACTION WEST SIDE APARTMENTS.

GREENFIELD,
46 WEST 120 ST.
UNUSUAL OPPORTUNITY TO SECURE DUPLEX APARTMENT.
Ten very large rooms (two terraces rooms); open plumbing; servants' toilet; electric light; passenger and service elevators.
RENT \$2,200.

GAINSBOROUGH.

112 RIVERSIDE DRIVE, NEAR 83D ST.
New seven, eight and nine room Apartments; elevator; parquet floors, private telephone, &c.; superb location, with extended views.
RENT \$1,200 TO \$2,200.

232 WEST 91ST ST.

Elevator apartment; telephone; seven and eight rooms and bath; perfect appointments.
RENT \$900 TO \$900.

ELMORE COURT.

541 West 124th st.—Very conveniently reached by CABLE CARS AND ELEVATED RAILROAD; six and seven very light rooms and bath; electric elevator and light; telephone.
RENT \$35 TO \$50.

ALL LIGHT CORNER APARTMENTS.

200 WEST 88TH ST.
At